049.0	0002	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,900 /	954,900
					USE VALUE:	954,900 /	954,900
					ASSESSED:	954,900 /	954,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77	-79	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD REALTY MANAGEMENT
Owner 2:	
Owner 3:	
Street 1:	62 NEWTONVILLE AVE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02458 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,650 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3612 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4650.000	602,400		352,500	954,900
Total Card	0.107	602,400		352,500	954,900
Total Parcel	0.107	602,400		352,500	954,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.37 | /Parcel: 264.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34689

GIS Ref

GIS Ref

Insp Date 06/08/09

!4130!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	602,600	0	4,650.	352,500	955,100	955,100	Year End Roll	12/18/2019
2019	105	FV	443,300	0	4,650.	352,500	795,800	795,800	Year End Roll	1/3/2019
2018	105	FV	443,300	0	4,650.	236,700	680,000	680,000	Year End Roll	12/20/2017
2017	105	FV	416,300	0	4,650.	226,600	642,900	642,900	Year End Roll	1/3/2017
2016	105	FV	416,300	0	4,650.	206,500	622,800	622,800	Year End	1/4/2016
2015	105	FV	371,800	0	4,650.	166,200	538,000	538,000	Year End Roll	12/11/2014
2014	105	FV	371,800	0	4,650.	148,500	520,300	520,300	Year End Roll	12/16/2013
2013	105	FV	386,600	0	4,650.	141,000	527,600	527,600		12/13/2012

PRINT

Date	Time
12/10/20	19:12:06

LAST REV

Date	Time
07/02/19	11:03:11
jorourke	
4130	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY JOHN F	29585-382		12/28/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/1995	542	Manual	8,000					REPLACE PORCHES
10/19/1993	533	Manual	52,000					RAMP/WINDOWS/KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2009	Measured	189	PATRIOT
4/14/2000	Meas/Inspect	197	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4650		Sq. Ft.	Site		0	70.	1.08	11			Med. Tr	-10					352,486						352,500	

Total AC/HA: 0.10675 | Total SF/SM: 4650 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 352,486 | Spl Credit | Total: 352,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94069767
Const Adj.:	0.97990203
Adj $ / SQ:	156.705
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	779043
Depreciation:	176609
Depreciated Total:	602434

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

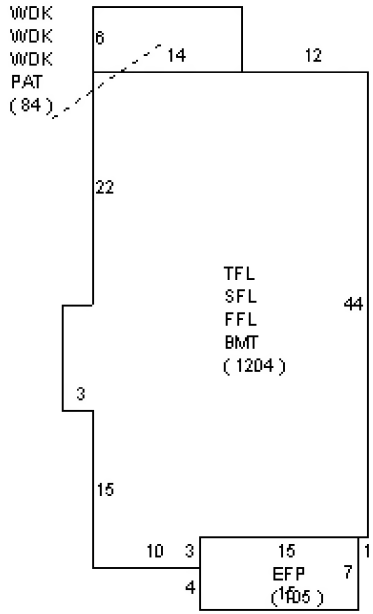
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	47.010	56,602
FFL	First Floor	1,204	156.700	188,672
SFL	Second Floor	1,204	156.700	188,672
TFL	Third Floor	1,204	156.700	188,672
WDK	Deck	252	9.770	2,462
EFP	Enclos Porch	105	52.090	5,469
PAT	Patio	84	5.880	494
	Net Sketched Area:	5,257	Total:	631,043
Size Ad	3612	Gross Are	5257	FinArea 3612

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.70
Special Features:	0	Val/Su Net:	114.59
Final Total:	602400	Val/Su SzAd	166.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0002-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	